007.0	0006	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,164,300	/	1,164,300
USE VALUE:	1,164,300	/	1,164,300
ASSESSED:	1,164,300	/	1,164,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HART JOSEPH F & EILLEN M
Owner 2:	HART MICHAEL W & DARLA A
Owner 3:	
Street 1:	19 ALFRED ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HART JOSEPH F & EILLEN M -
Owner 2:	-
Street 1:	19 ALFRED ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 3096 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6669.000	667,800	400	496,100	1,164,300
Total Card	0.153	667,800	400	496,100	1,164,300
Total Parcel	0.153	667,800	400	496,100	1,164,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.07 | /Parcel: 376.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

6790

GIS Ref

GIS Ref

Insp Date

02/14/18

!730!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	667,800	400	6,669.	496,100	1,164,300		Year end	12/23/2021
2021	104	FV	634,200	400	6,669.	496,100	1,130,700		Year End Roll	12/10/2020
2020	104	FV	634,200	400	6,669.	496,100	1,130,700	1,130,700	Year End Roll	12/18/2019
2019	104	FV	458,400	500	6,669.	527,100	986,000	986,000	Year End Roll	1/3/2019
2018	104	FV	458,400	0	6,669.	384,400	842,800	842,800	Year End Roll	12/20/2017
2017	104	FV	428,800	0	6,669.	334,800	763,600	763,600	Year End Roll	1/3/2017
2016	104	FV	428,800	0	6,669.	285,200	714,000	714,000	Year End	1/4/2016
2015	104	FV	380,100	0	6,669.	279,000	659,100	659,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:55:48

LAST REV

Date	Time
07/19/21	10:55:55
danam	
730	

USER DEFINED

Prior Id # 1:	6790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HART JOSEPH F &	38788-437		4/14/2003	Family	10	No	No		
JULIANO JOHN A	24412-355		3/31/1994		217,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1102	Redo Kit	45,000	O				
9/5/2013	1336	Solar Pa	18,000	C				
4/16/2013	540	Solar Pa	15,897	C				
1/16/2003	47	Addition	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	MEAS&NOTICE	BS	Barbara S
1/16/2014	Info Fm Prmt	EMK	Ellen K
6/14/2013	Info Fm Prmt	EMK	Ellen K
4/30/2009	Measured	372	PATRIOT
11/16/1999	Missed Appt.	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6669		Sq. Ft.	Site		0	80.	0.93	1									496,056						496,100	

Total AC/HA:	0.15310	Total SF/SM:	6669	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	496,056	Spl Credit		Total:	496,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98914725
Const Adj.:	0.99732524
Adj $ / SQ:	177.570
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	748607
Depreciation:	80850
Depreciated Total:	667757

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

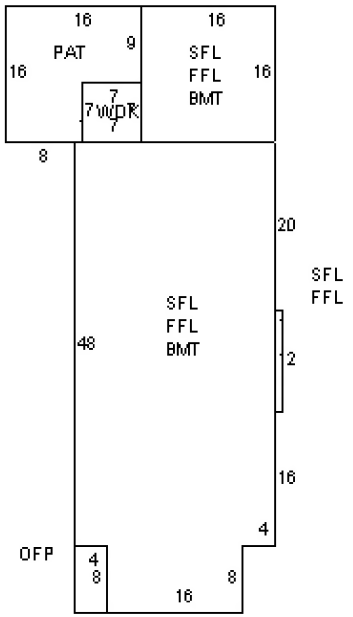
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	177.57
Special Features:	0	Val/Su Net:	135.73
Final Total:	667800	Val/Su SzAd	215.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,548	177.570	274,879
SFL	Second Floor	1,548	177.570	274,879
BMT	Basement	1,536	53.270	81,824
PAT	Patio	207	4.050	839
WDK	Deck	49	15.960	782
OFP	Open Porch	32	43.880	1,404

Net Sketched Area: 4,920 | Total: 634,607

Size Ad 3096 | Gross Area 4920 | FinArea 3096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2010	6.00	T	7.2	104			400			400

More: N | Total Yard Items: 400 | Total Special Featues: | Total: 400